



**CITY OF SUNNYVALE  
REPORT  
Planning Commission**

**September 12, 2005**

**SUBJECT:**            **2005-0718 - Michael Rebholtz** Applicant: Application for a 6,344 square foot site located at **1147 Doon Court** in a R-0 (Low Density Residential) Zoning District (APN: 313-15-044);

Motion                      Design Review to allow a 240 square foot addition to the first floor of an existing two-story, 2,780 square foot residence, resulting in 3,012 square feet (47.6% Floor Area Ratio) where 45% is allowed without Planning Commission Review.

**REPORT IN BRIEF**

**Existing Site Conditions**            Two-Story Single Family Residence

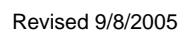
**Surrounding Land Uses**

North	Single Family Residential
South	Single Family Residential
East	Single Family Residential
West	Single Family Residential

**Issues**                                      Neighborhood Compatibility

**Environmental Status**            A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

**Staff Recommendation**            Approve with Conditions



**PROJECT DATA TABLE**

	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>	<b><u>REQUIRED/ PERMITTED</u></b>
<b>General Plan</b>	Residential Low Density	Residential Low Density	Residential Low Density
<b>Zoning District</b>	R0	R0	---
<b>Lot Size (s.f.)</b>	6,340 sf	6,340 sf	6,000 sf min.
<b>Gross Floor Area (s.f.)</b>	2,780 sf	3,012 sf	2,854 sf max. w/out public hearing
<b>Lot Coverage (%)</b>	32%	35%	40% max. (2-story homes)
<b>Floor Area Ratio (FAR)</b>	44%	47%	45% max. without public hearing
<b>Building Height (ft.)</b>	24ft	24ft	30ft max.
<b>No. of Stories</b>	2	2	2 max.
<b>Setbacks (facing prop.) 1<sup>st</sup> Floor/2<sup>nd</sup> Floor (ft.)</b>			
• <b>Front</b>	26ft /42ft	20ft /42ft	20/25 min.
• <b>Left Side</b>	6ft /9ft	same	4ft /7ft min
• <b>Right Side</b>	6ft /13ft	same	4ft /7ft min
• <b>Rear</b>	16ft 10in/16ft 10in (existing non-conforming status)	same	10ft / 20ft min.
<b>Parking</b>			
• <b>Total No. of Spaces</b>	4	4	4 min.
• <b>No. of Covered Spaces</b>	2	2	2 min.

**ANALYSIS****Background**

**Previous Actions on the Site:** The Planning Commission previously reviewed this same Design Review application on November 24, 2003 and approved the

request. The applicant was not able to proceed with the project within the one year time limit for Design Review approvals. The applicant now wishes to proceed with the project and has resubmitted the same design that was previously approved by the Commission.

### **Description of Proposed Project**

The applicant is proposing an addition of 232 square feet to the first floor of an existing 2,780 square foot, 2 story residence. The first floor is currently 1,999 square feet and is proposed to be expanded to 2,231 square feet. The existing and proposed square footages will result in a 3,012 square foot residence. This Design Review application is being reviewed by the Planning Commission since the total proposed Floor Area Ratio is 47% where only 45% may be approved at a staff level.

### **Environmental Review**

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act, as amended, and in accordance with City Guidelines. Class 1 Categorical Exemptions include minor additions to existing facilities.

### **Design Review**

**Use:** The project consists of a first story addition in the front of an existing two-story house. The addition contains one new master bedroom and a reconfiguration of the existing first floor living area.

**Lot Coverage:** The existing lot coverage is 32% and is proposed to be 35%. Under Sunnyvale Municipal Code (SMC) lot coverage requirements, a two story home is allowed to cover up to 40% of the lot.

**Site Layout:** The addition conforms to all setback and lot coverage standards for the R-0 Zoning District. The proposed addition in the front is set back over 20 feet from the property line where 20 feet is the required front yard setback.

**Architecture:** The existing two-story contemporary house has gable end roofs with stucco exterior materials. While the existing building is larger than the surrounding homes in terms of square footages, the proposed addition does not substantially add to the scale and bulk of the existing house since the addition is entirely on the first floor. The applicant is also proposing to raise the roofline above the one story portion of the home by two feet. The proposed building materials, roof pitch and the architectural style of the addition match the existing two-story residence.

The following Guidelines were considered in the analysis of the project architecture:

<b>Design Policy or Guideline (Architecture)</b>	<b>Comments</b>
<b>2.2 Basic Design Principles</b> <i>2: Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The addition does not add to the existing bulk or scale of the home since the addition is entirely on the first story. The addition also does not significantly alter the character of the house as seen from the surrounding neighborhood.
<b>2.2 Basic Design Principles</b> <i>3: Design homes to respect their immediate neighbors.</i>	The addition is not expected to impose on the adjoining neighbors or their privacy since the existing residence is two stories and the proposed addition is on the first story.
<b>3.5 Roofs J:</b> <i>Use roof forms for additions that blend comfortably with the roofs of the existing homes.</i>	The addition has a gable end roof that blends with the existing gable roof over the garage area.
<b>3.7 Materials G:</b> <i>Wall materials for additions should generally match those of the existing building.</i>	The proposed wall materials will match the existing stucco finish on the first and second stories.

**Parking/Circulation:** The proposed project meets parking requirements with two covered spaces and two uncovered spaces in the driveway area.

### **Compliance with Development Standards**

The proposal meets all development standards for homes in the R-0 Zoning District. Sunnyvale Municipal Code 19.80.040 requires applications for Design Review that exceed the FAR threshold in R-0, R-1, and R-2 to be considered by the Planning Commission. There are no maximum floor areas in these zones, therefore, such proposals are not deviating from Code requirements.

### **Expected Impact on the Surroundings**

No significant impacts to the surrounding properties are expected as a result of this project. All adjacent properties are primarily single-story homes although

two-story homes do exist in the surrounding neighborhood. Additionally, there will be no new privacy impacts created by the proposed addition since the existing home currently has a second story.

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**Findings, General Plan Goals and Conditions of Approval**

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Staff was able to make the required Findings based on the justifications for the Design Review permit. Findings for Design Reviews of greater than 45% are the same as those for less than 45%, needing to meet the goals of the Single Family Design Techniques. Findings and General Plan Goals are located in Attachment A.

**Recommended Conditions of Approval:** Recommended Conditions of Approval are located in Attachment B.

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**Fiscal Impact**

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No fiscal impacts other than normal fees and taxes are expected.

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**Public Contact**

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<b>Notice of Public Hearing</b>	<b>Staff Report</b>	<b>Agenda</b>
<ul style="list-style-type: none"><li>• Published in the <i>Sun</i> newspaper</li><li>• Posted on the site</li><li>• 11 notices mailed to property owners and residents adjacent to the project site</li></ul>	<ul style="list-style-type: none"><li>• Posted on the City of Sunnyvale's Website</li><li>• Provided at the Reference Section of the City of Sunnyvale's Public Library</li></ul>	<ul style="list-style-type: none"><li>• Posted on the City's official notice bulletin board</li><li>• City of Sunnyvale's Website</li><li>• Recorded for SunDial</li></ul>

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**Alternatives**

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1. Approve the Design Review with Conditions as recommended by staff.
2. Approve the Design Review with modifications.
3. Deny the Design Review.

**Recommendation**

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Alternative 1.

Prepared by:

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Steve Lynch  
Project Planner

Reviewed by:

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Gerri Caruso  
Principal Planner

Approved by:

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Trudi Ryan  
Planning Officer

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architecture Plans

### **Findings – Design Review**

The proposed project is desirable in that the project's design and architecture conforms with the policies and principles of the Single Family Home Design Techniques.

<b>Basic Design Principle</b>	<b>Comments</b>
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The orientation of the home is consistent with other homes in the neighborhood.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	As conditioned, the proposed home will be compatible with the other one and two story homes in the neighborhood.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposal meets and exceeds all required setbacks. The addition is entirely on the first story.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The proposal includes an existing, enclosed two-car garage.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	Front yard landscaping will be consistent with the surrounding neighborhood.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed home includes high quality materials, including roof materials.
<i>2.2.7 Preserve mature landscaping</i>	No trees are proposed for removal.



**Recommended Conditions of Approval - Design Review**

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In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances and Resolutions, the Permittee expressly accepts and agrees to comply with the following Conditions of Approval for this Permit.

1. The Design Review shall expire two year from the date of the approval by the final review authority at a public hearing if the approval is not exercised.
2. The Conditions of Approval shall be reproduced on one page of the plans submitted for a building permit for this project.
3. This project must be in substantial conformance with the approved plans. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved administratively by the Director of Community Development.
4. Obtain building permits.
5. All new exterior materials must match the existing materials.